

Southwest Detroit Environmental Vision Project

P.O. Box 009400 • Detroit, MI 48209 • Phone/Fax: (313) 842-1961

US EPA RECORDS CENTER REGION 5



503921

Memo

TO: Mr. Ralph Dollhopf
USEPA

From: Kathy Milberg, Director
Southwest Detroit Environmental Vision

Date: April 28, 1999

Re: 201 S. Green Street Site

Mr. Dollhopf:

I am writing on behalf of the Southwest Detroit Community within which I work and live. As a lifelong resident who is very connected to and with her community, I believe that it be prudent for me to comment on and/or make recommendations for the standards of clean-up that will be approved of, on that site.

As background, I feel it necessary to offer that a great deal of time and energy has been expended by this community for the purpose of planning it's redevelopment. Two major factors have taken precedence, those of economic and environmental enhancement. Demonstrations of this planning can be seen in the most recently finalized and approved Community Reinvestment Strategy (CRS) carried out, sector by sector, across the City of Detroit.

Additional efforts have been made in concert with Michigan State University faculty. These would include a multitude of community residents/community-based organizations and associations and the University. We have conducted surveys, mapped properties, established a GIS system for this area. We conducted a Community Income and Expenditure Model, that tracking money spent by the community, at large, is spent, in an effort to strategically identify the potential for redevelopment, based on market needs of the community. An Industrial survey and recommendations for future use of vacant sites in the area has been conducted. I feel compelled to say that when we talk about "industrial redevelopment" we are not referencing the heavy industry model as it exists, but rather light industry, clean industry, businesses that maximize employment potential.



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My understanding is that an industrial level of clean-up is being proposed for that site. I believe this community, given the site's location would disagree with that proposal. Given that, there is a great potential for commercial reuse, factoring in current surrounding land use. As it stands right now, much of West Fort Street (north of the site) is currently a more commercially established area. South of the site you will find residential use as well.

Having participated in the CRS process, and in consideration of development goals provided within the City of Detroit's Master Plan and factoring in the Renaissance Zone benefits available to developers wishing to locate in this area, it I believe it is completely reasonable to determine that this site could be marketed for commercial redevelopment.

Our arc has been successful in having established two new developments that will provide approximately 600 jobs. It wouldn't be unreasonable then, to give thought to the possibility of a commercial use that might include a day-care facility for the area. Statistics demonstrate that our Zip Code of 48209 is one of the most lacking in regard to day-care facilities. Anticipating more developments that will bring more jobs, it wouldn't be hard for me to imagine a need to establish a facility within which to care for the children of these workers. Both scenarios, I hope you would agree, would require a higher standard of clean-up than those required by an industrial level of clean-up.

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Please be mindful of all the hard work and effort this community has put forth during discussions of this particular site clean-up'

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